RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $247,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 07/29/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5-9-2023

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

Karen Johnson Davidson County
Batch# 687930 DEEDWARR
07/30/2021 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $913.90
20210730-0102928

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4168

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Crowne Property Acquisitions 2325 Pointe Pkwy #250 ~~3141 Lauren Evelyn Way~~	Crowne Property 2325 POINTE PARKWAY , STE 250	050-11-0A-103-00-CO
~~Nashville, TN 37207~~ Carmel, IN 46032	CARMEL, IN 46032	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Khalil Bassally and Amal Bassally

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CROWNE PROPERTY ACQUISITIONS LLC

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Timberwood Cluster Lot Development of record in Plat at Instrument No. 20080211-0013669, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Khalil Bassally and wife, Amal Hanna by Special Warranty deed from Nashville Area Habitat for Humanity, Inc., a Tennessee non-profit corporation of record in Instrument No. 20081202-0116783 Register's Office for Davidson County, Tennessee, dated November 24, 2008 and recorded on December 02, 2008. (Value of consideration shown in aforementioned deed $124,000.00.) Being also known as 3141 Lauren Evelyn Way Nashville, Tennessee 37207. Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 3141 Lauren Evelyn Way Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand on July 29, 2021.

Khalil Bassally

Khalil Bassally

Amal Bassally by Khalil Bassally attorney in fact

Amal Bassally by Khalil Bassally, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Khalil Bassally the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this July 29, 2021.

KRYSTN T. BURRELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES 5-15-2023

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Khalil Bassally**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Amal Bassally for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Amal Bassally , and is authorized by Amal Bassally to execute this instrument on his/her behalf.

Witness my hand and official seal, this July 29, 2021.

KRYSTN T. BURRELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES 5-15-2023

Notary Public

My Commission Expires: _____

File #: 2021-4168

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

I, Emily Prophet, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7.29.21 (date of document).

Affiant Signature

7.29-2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 29th day of July, 2021

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

